

## MINUTES

1. *Call to order and Roll Call*

The meeting was called to order by Todd Novak at 5:10 pm.

Members Present: Todd Novak, Tom DeVoss, Dan Meuer, Mike Tiber

Members not present: Mike Humke (excused), Bob Kratochwill, Matt Staver, Aaron Boehnen

Others Present: Greg Lee – City of Dodgeville Public Works Director, Ted Matkom – Representative from Gorman & Company

2. *Approval of Minutes from October 23, 2023*

Motion by: Meuer, Second by: DeVoss

Motion Carried.

3. Public hearing to review a re-zoning request submitted by Gorman & Company. Re-zoning request from Gorman & Company, future owner with contract to purchase and for site control, of the property related to this zoning change request. The property to be considered for re-zoning has frontage on US Highway 18, N. Johns St, and also Grace St. and has a current address of 1114 N. Johns St., with a parcel of # 216-1082. The property is approximately 3.44 acres in size. The future owner is requesting that the current zoning of B-H be changed to PUD to facilitate the construction of Multi-Family housing in various formats.

This property is formerly known as the Jackie Nielsen property next to Culvers that Gorman and Company has the option to purchase. WEDA has now made points more favorable for rural communities and has now realized that housing needs in rural communities are just as bad in the urban communities (Madison, Milwaukee, etc). Rents charged are based on 30% of income.

The L-Shaped parcel will be on John & Grace Streets with a proposed 16-unit and 24-unit two-story walkup, as well as 10 town homes. All first-floor walkups are ADA compliant. The offer is contingent on getting approval from City. If re-zone does not take effect in 6-months, the offer is null & void. The property is currently zoned as B-H and the request is to re-zone to PUD.

Applications for funds are due to WEDA in January 2024 and funding will be given by WEDA in May 2024. Once WEDA credits are granted, Gorman & Company must purchase the parcel of land by 12/31/2024. Design for this property would then begin after the land purchase. Once these buildings have been completed 1 bedroom units will be \$900 per month, 2 bedroom units will be \$1100 per month, and 3 bedroom units will be \$1250 per month.

4. Adjourn the public hearing.



**PUBLIC NOTICE**  
**Plan Commission Meeting**  
**Monday, October 30, 2023 @ 5PM**  
**City Hall – Council Chambers**

Motion by Meuer, Second by DeVoss to adjourn the public hearing.  
Motion Carried.

5. Discussion and possible recommendation to the City Council on the re-zoning request of Gorman & Company to re-zone parcel #216-1082 to PUD

Novak made a motion to recommend that the rezoning “shall take effect only upon the amendment of the Future Land Use Map in the Comprehensive Plan and if the rezoning does not take effect within 6 months, the zoning amendment shall become null and void and the zoning for such lands shall remain unchanged.”

Motion by Novak, Second by DeVoss  
Motion Carried  
Roll Call Vote 4-0

6. Possible action on a resolution recommending Comprehensive Plan modification related to land use.

Motion to approve a resolution recommending Comprehensive Plan modification related to land use. Resolution number will be assigned at the 11/7/2023 council meeting and will update the Comprehensive Plan.

Motion by Meuer, Second by Tiber  
Motion Carried  
Roll Call Vote 4-0

7. Adjourn & Next Meeting Date  
Motion by Meuer, Second by Tiber  
Motion carried. Time 5:30pm